

## **Attachment C**

### **Planning Commission Written Comments**

**February 8, 2011**

#### **West Chapel Hill Street Commercial Infill District -TC 1000006**

**Mr. Brine.** I voted to recommend approval with two modifications (minimum rear yard width of 10 feet and minimum wall height of 8 feet) and with the staff agreement to revisit the buffer opacity question. I believe that the 0/.2 opacity against a residential area is simply a bad idea, and that the required opacity should be similar to that required for other commercial zones. I realize that buffer space is a potential problem on small lots. However, staff has allowed for an alternative, a wall, if space is a problem.

While I do not have a problem with saying that uncoated chain link fencing shall not be permitted within the CI District, I note that it is still allowed in other commercial districts. If there are other districts in which we do not want uncoated chain link fencing, why not extend the prohibition to include them?

I am a little concerned about the use of the term "mixed-use" as something that is allowed in the CI district (and downtown). We have a "mixed-use" zoning district which has its own set of regulations. The "mixed-use" allowed in the CI district is actually a "mixture of uses" without such regulations as percentage amounts of different uses. I think that the UDO would be clearer if we restricted "mixed-use" to the zoning district by that name, and used "mixture of uses" for what is allowed in the CI district (and downtown).

I also question the usefulness of the CI district in the Compact Neighborhood Tier. If it is to support transit, the Compact Neighborhood Tier needs higher density than seems possible with the CI zone. Thus, using the CI zone in the Compact Neighborhood Tier could work against getting the density necessary to support transit.

Finally, I commend staff for their efforts in developing this district.

**Ms. Brown.** Voted to approve.

**Mr. Davis.** I approve this text amendment.

**Mr. Harris.** Voted for approval.

**Ms. Jacobs.** The new CI district is our first designated pedestrian oriented commercial development for areas adjacent to existing residential development. This new zoning should have application to many other historic commercial areas in Durham that struggle with blight but are ripe for redevelopment with the appropriate ordinance requirements that will be more conducive for existing conditions for existing conditions located there.

**Mr. Martin.** Yes, Will help development in this area.

**Ms. Mitchell-Allen.** I voted to approve.

**Mr. Monds.** I voted to approve with the additional changes discussed.

**Mr. Whitley.** I voted to approve. This will be good for the West End.

**Mr. Winders.** I voted to approve.